



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 25, 2020

The Cove of Barclay Woods – Design Plan

- APPLICANT:** Robert Gerwin
PO Box 43121
Cincinnati, OH 45243
- OWNER:** Joan L. Brown
28525 SW 202nd Avenue
Homestead, FL 33030
- ENGINEER:** Nick Selhorst
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45140
- REQUEST:** Approval of The Cove of Barclay Woods – Design Plan
- LOCATION:** The subject properties are located on SR 48 and Charles Snider Road. With physical addresses of 6444 Charles Snider Road and 6621 SR 48 Loveland, OH 45140. *See the attached location map for further clarification*
- HISTORY:** On July 24, 2018 the Clermont County Planning Commission recommended approval of Goshen Township Case 249 and the case was approved by Goshen Township Trustees on August 14, 2018. Goshen Township Zoning Commission granted an extension on October 10, 2019.

DEVELOPMENT PROPOSAL:

The Coves of Barclay Woods development is Part 1 of Goshen Township Case 249 (*The Reserves of Barclay Woods & The Cove of Barclay Woods*). The Design Plan is to be developed as a four phased single-family detached structure planned unit development.

The Cove of Barclay Woods: Single-Family Detached Structure Development

Goshen Twp. Case 249 Total Area: 127.53 ac.

The Cove of Barclay Woods Site Area: 50.11 ac.

Buildable Lot(s): 139

Area in Lots: 33.05 ac.

Open Space Lot(s): 2

Area in Open Space: 10.04 ac. (20.0%)

Area in Right-of-Way: 7.02 ac.

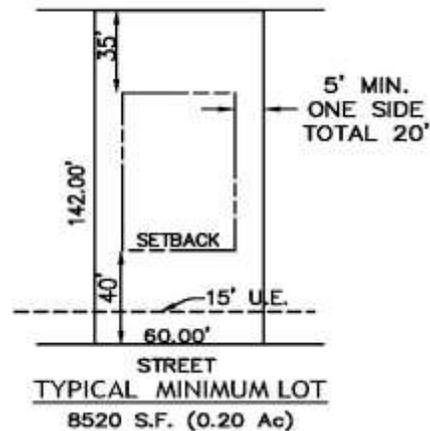
Typical Minimum Lot Size: 8520 sq.ft. (.20 ac.)

Setback:

Front: 40 ft.

Rear: 35 ft.

Side: 5 ft. Total Side Yard 20 ft.



Goshen Township Case 249 was a two phased development (*The Reserves of Barclay Woods and The Cove of Barclay Woods*) consisting of 127.53 acres. The Cove of Barclay Woods consisting of 50.11 acres are proposing 139 single family detached residential structures. The project proposes 10.04 acres (20%) on two open space lots that provides adequate spacing to construct detention and retention basins throughout the property as well as provide adequate buffering to the existing creek that runs north-south through the property. The adjoining single-family residential neighborhood along State Route 48 will also have a 20 ft. wide Landscaped Buffer along the back of the proposed development. The open space also proposes a 20 ft. PUD Conservation Buffer designation along property boundary to the south and southwest.

The development has been granted one primary access from ODOT along State Route 48 with a gated emergency ingress/egress at the end of Tralee Lane. The proposed public streets (*Tralee Lane 50' R.O.W*), (*Sunningdale Way 50' R.O.W*), (*Birkdale Circle 50' R.O.W*), (*Broadstone Circle 50' R.O.W*), (*Glen Eagle Lane 50' R.O.W*) all will be reviewed by the County Engineer for duplicate or near duplicate road names. An emergency access easement with pedestrian connectivity would also be located at the end of Tralee Lane knuckle, where a proposed hammerhead “T” style turnaround and lock box would be constructed.

The creation of a Homeowners Association would provide maintenance to all proposed open space, storm water facilities and future amenities located on The Reserves of Barclay Woods development. There are no amenities proposed for The Cove of Barclay Woods – Design Plan. Proposed water and sanitary sewer service would be tied into the existing Clermont County water & sewer system along State Route 48 with electric being supplied by Duke Energy.

STAFF ANALYSIS:

In regards to the soil types listed on the design plan, there are several lots that have been designated as Steep Slopes & Erosion Hazards as listed in the Clermont County Subdivision Regulations so they are required to perform individual geotechnical reports at time of building. Clermont Soil and Water also highlighted that the National Wetland Inventory shows significant locations throughout the site that are designated as potential wetlands. Planning Staff has encouraged the applicant to complete a Wetland Delineation prior to submitting a final design plan due to possible significant changes to the development as shown. If the project changes significantly after review of the Wetland Delineation Study the applicant may need to come back before the Planning Commission for a Revised Design Plan.

Goshen Township Comment(s):

1. No objections or comments at this time.

Clermont County Community & Economic Development Comment(s):

1. Add Property Owner phone number;
2. Remove existing dilapidated structure prior to construction;
3. Submit a Lot consolidation of all subject parcels prior to approval of the Record Plat; and
4. If the project changes significantly after review of the Wetland Delineation Study the applicant may need to come back before the Planning Commission for approval of a Revised Design Plan.

Clermont Soil & Water Conservation District (S.W.C.D) Comments:

1. Maintenance access easements will need to be provided for all storm water management basins. Easements will also be needed for all storm sewers and drainage ways located outside the public right-of-way.
2. There are wetlands on site as identified by the National Wetlands Inventory. The Corps of Engineers and Ohio EPA must be contacted to determine the need for Section 404/401 permits.
3. We strongly encourage a minimum 25-foot stream setback. Specifically, we recommend a greater buffer between the stream and Lots 89-90.
4. Storm water calculations and final construction drawings must demonstrate that the three detention basins along the stream must not be impacted by the 100-year flow.
5. We strongly encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water district.

The Clermont County Engineer's Office Comment(s):

1. An ODOT permit will be required for the access to and improvements along State Route 48.
2. A guard rail may be needed along the proposed Retention Basin, located adjacent to State Route 48;
3. A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

The Ohio Department of Transportation (ODOT) Comment(s):

1. Submit a new traffic analysis that looks at the eastern development (*The Coves of Barclay Woods*) so that ODOT can have a traffic analysis specific to this development. The traffic analysis should look at the following intersections: SR 28 & SR 48, SR 48 & site drives, SR 48 & SR132;
2. A new variance request will be needed even for emergency access only site.

The Clermont County Water Resources Department Comment(s):

1. The proposed water/sewer main needs to be located outside of the proposed emergency access road.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** The Cove of Barclay Woods – Design Plan with the following conditions:

1. Property Owner phone number needs to be shown on Design Plan;
2. Removal of all existing structures prior to construction;
3. All lots shall be consolidated prior to submission of the Record Plat;
4. ODOT permit will be required for the access and emergency access along State Route 48;
5. Installation of guard rail along the proposed retention basin, located adjacent to State Route 48, should the County Engineer require.
6. All ODOT comments have been addressed.
7. Proposed water/sewer main is to be located outside the proposed emergency access road.
8. The Corps of Engineers and Ohio EPA must be contacted to determine the need for Section 404/401 permits.

A general reminder to the designer regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum curve radius is 200'